113.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	597,500 / 597,500
					USE VALUE:	597,500 / 597,500
					ASSESSED:	597,500 / 597,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
542		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPIVAK TODD E & ELIZABETH M
Owner 2:	
Owner 3:	
Street 1:	542 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AL-KARMI ASHRAF -
Owner 2:	BARGHOUTY REOM -
Street 1:	542 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,963 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3963.000	258,000		339,500	597,500
Total Card	0.091	258,000		339,500	597,500
Total Parcel	0.091	258,000		339,500	597,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.65 | /Parcel: 504.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 72682

GIS Ref

GIS Ref

Insp Date 10/12/18

!8823!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,200	0	3,963.	339,500	597,700	597,700	Year End Roll	12/18/2019
2019	101	FV	220,100	0	3,963.	334,700	554,800	554,800	Year End Roll	1/3/2019
2018	101	FV	220,100	0	3,963.	257,100	477,200	477,200	Year End Roll	12/20/2017
2017	101	FV	220,100	0	3,963.	242,500	462,600	462,600	Year End Roll	1/3/2017
2016	101	FV	220,100	0	3,963.	223,100	443,200	443,200	Year End	1/4/2016
2015	101	FV	214,800	0	3,963.	208,600	423,400	423,400	Year End Roll	12/11/2014
2014	101	FV	214,800	0	3,963.	192,100	406,900	406,900	Year End Roll	12/16/2013
2013	101	FV	214,800	0	3,963.	192,100	406,900	406,900		12/13/2012

PRINT

Date	Time
12/10/20	23:21:58

LAST REV

Date	Time
12/20/18	11:24:54

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8823

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AL-KARMI ASHRAF	57898-539		11/18/2011		439,000	No	No		
MARINO CHRISTOP	50100-278		9/14/2007		415,000	No	No		
MARINO CHRISTOP	34166-223		11/28/2001	Family	99	No	No		
	20445-32		3/1/1990		178,000	No	No		Y

USER DEFINED

Prior Id # 1:	72682
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1540	Solar Pa	7,020	C				
6/25/2018	866	Re-Roof	7,000	C				
2/27/2013	261	Renovate	24,985	C				
6/18/2003	473	Redo Kit	4,500					
9/21/1994	495	Manual	800					REPAIR STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
2/18/2012	MLS	EMK	Ellen K
3/20/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
12/13/2001	MLS	MM	Mary M
3/22/2000	Inspected	270	PATRIOT
2/9/2000	Measured	263	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3963		Sq. Ft.	Site		0	70.	1.22	6			Med. Tr	-10					339,500						339,500	

Total AC/HA:	0.09098	Total SF/SM:	3963	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	339,500	Spl Credit		Total:	339,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	164.966
Other Features:	75750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317008
Depreciation:	58964
Depreciated Total:	258045

COMMENTS

TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

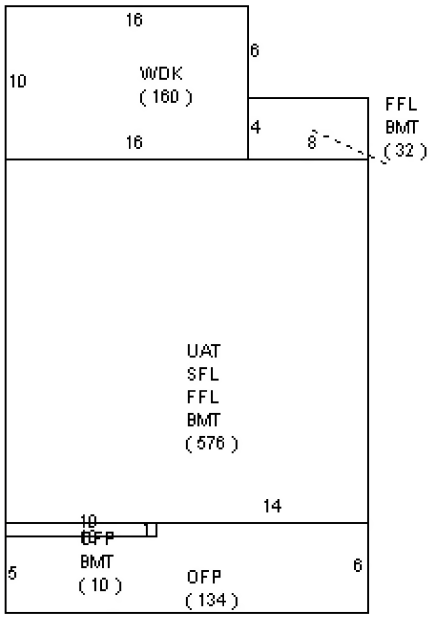
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.97
Special Features:	0	Val/Su Net:	114.67
Final Total:	258000	Val/Su SzAd	217.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	618	49.490	30,585
FFL	First Floor	608	164.970	100,299
SFL	Second Floor	576	164.970	95,020
WDK	Deck	160	11.980	1,916
OFP	Open Porch	144	27.330	3,936
UAT	Upper Attic	144	65.990	9,502

	Net Sketched Area:	2,250		Total:	241,258
Size Ad	1184	Gross Are	2682	FinArea	1184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

113.0-0008-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	